

AGENDA

CITY COUNCIL of SALT LAKE CITY

Tuesday, December 11, 2012
(The public is invited to listen to the discussion.)

5:00 p.m. Work Session or immediately following the 2:00 p.m. Redevelopment Agency Meeting

7:00 p.m. Formal Meeting (public comment section is included)

Items listed below may be moved and discussed in a different portion of the Agenda based on circumstance and availability of speakers.

[Council Meeting Rules, Parliamentary Order and Procedure](#)

A. WORK SESSION: 5:00 p.m. in Room 326, City & County Building, 451 South State St.

*Approximate
Start Time*

1. Len Simon – Legislative Priorities

~5:00 p.m.

The Council will receive a briefing from Len Simon regarding the City's National Legislative Priorities.

2. [Pierpont Avenue - Right-of-way Closure](#)

~5:20 p.m.

The Council will receive a briefing regarding a petition to close part of Pierpont Avenue in order to relocate the sidewalk for three properties located at approximately 1010, 1020 and 1046 West Pierpont Avenue. The petitioner owns the three parcels adjacent to the sidewalk and would purchase the excess right-of-way to enlarge them. Petitioner – Rodney Newby; Petition No. PLNPCM2011-00438.
(Item H1)

3. [Street Lighting Enterprise Fund](#)

~6:00 p.m.

The Council will receive a follow-up briefing regarding a proposed fee-generated Street Lighting Enterprise Fund that would pay for street light improvements and maintenance.

- The proposal would charge a monthly fee of \$3.73 for all single, duplex and triplex residential units.
- Commercial and industrial customers and multifamily residences that are larger than triplexes would be charged \$3.73 monthly for each 75 feet of front footage.

An estimated \$3.6 million would be generated should the fee program be adopted. The proposed fee would not result in a corresponding drop in property taxes. Funding for street lighting currently comes from the General Fund, which is funded through annual property taxes.

(Item D6) [*Provide your input at Open City Hall](#)

CITY COUNCIL OF SALT LAKE CITY

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CARLTON CHRISTENSEN | DISTRICT 1 KYLE LAMALFA | DISTRICT 2 STAN PENFOLD | DISTRICT 3 LUKE GARROTT | DISTRICT 4
JILL REMINGTON LOVE | DISTRICT 5

The items are listed here as tentative because the Council may hold a discussion on them, time permitting, before or during the 7:00 p.m. meeting.

4. Tentative - Legislative Issues 2013 State Legislative Session

The Council will receive a briefing regarding the list of legislative issues for the 2013 State Legislative Session.

5. Tentative - Electronic Signs

The City Council will continue a discussion with the Planning Division on a request that the Council consider amendments to 21A.46.020.B titled Defined Terms, and 21A.46.070.X titled Electronic Signs. The Sections are parts of an ordinance first considered by the City Council in January of 2012.

6. Report of the Executive Director

Report of the Executive Director, including a review of Council information items and announcements.

7. Report of the Chair and Vice Chair

Report of the Chair and Vice Chair, including an update on Council interest items and a report on meetings with the Chair and Vice Chair of various City Boards & Commissions.

8. Tentative- Closed Session

The Council will consider a motion to enter into Closed Session, in keeping with Utah Code § 52-4-204, for any of the following purposes:

- a) Discussion of the character, professional competence, or physical or mental health of an individual, pursuant to Utah Code § 52-4-205(1)(a).;
- b) A strategy session to discuss collective bargaining, pursuant to Utah Code § 52-4-205 (1)(b);
- c) A strategy session to discuss the purchase, exchange, or lease of real property (including any form of water right or water shares) when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the City from completing the transaction on the best possible terms, pursuant to Utah Code § 52-4-205(1)(d);
- d) A strategy session to discuss pending or reasonably imminent litigation, pursuant to Utah Code § 52-4-205(1)(c);
- e) A strategy session to discuss the sale of real property (including any form of water right or water shares) if (1) public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the City from completing the transaction on the best possible terms, (2) the City previously gave notice that the property would be offered for sale, and (3) the terms of the sale are publicly disclosed before the City approves the sale;
- f) For attorney-client matters that are privileged, pursuant to Utah Code § 78B-1-137;
- g) A strategy session to discuss deployment of security personnel, devices or systems pursuant to Utah Code § 52-4-205(1)(f); and
- h) A session to investigate proceedings regarding allegations of criminal misconduct, pursuant to Utah Code § 52-4-205(1)(g).

FORMAL MEETING

B. OPENING CEREMONY:

7:00 p.m. in Room 315, City & County Building, 451 South State St.

Council Member Søren Simonsen will conduct the Formal Council Meetings during the month of December.

1. Pledge of Allegiance.
2. Recognition of outgoing City Council Chair Søren Simonsen.
3. The Council will consider adopting a joint resolution with Mayor Ralph Becker regarding [Welcoming Utah](#) which affirms Salt Lake City as a Welcoming City that respects the innate dignity of all people.
4. The Council will approve the meeting minutes of Tuesday, [November 27, 2012](#).

C. PUBLIC HEARINGS:

1. [Ordinance: Amending Home Occupations Zoning Regulations](#)

Accept public comment and consider adopting an ordinance amending the City's Zoning regulations relating to home occupations (businesses operated out of homes). The purpose of the proposed changes is to clarify the current regulations and close loopholes. The proposed amendments would:

- Remove the list of permitted/conditional home occupations and update the list of prohibited uses (This would allow of a range of home occupations to be considered subject to compliance with business licensing requirements and specific zoning standards.)
- Revise the standards and regulations for permitting and terminating home occupations

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner -Mayor Ralph Becker; Petition No. PLNPCM2011-00380.

[*Provide your input at Open City Hall](#)

Staff Recommendation:

Close and consider options.

2. [Ordinance: Relocating public use easement, 1201 East Wilmington Avenue](#)

Accept public comment and consider adopting an ordinance authorizing the amendment of the Holladay Subdivision plat to relocate a public use easement on property located at approximately 1201 East Wilmington Avenue. The proposal would relocate a 20 foot maintenance and pedestrian easement on the property to the eastern-most 20 feet of the property. Currently, the easement sits 25 feet from the eastern boundary of the property. The relocation would allow the proposed buyer of the property - Wilmington Gardens Group LLC, to develop the lot. Petition No. PLNSUB 2012-00121.

Staff Recommendation:

Close and consider options.

D. POTENTIAL ACTION ITEMS

1. Preservation Design Guidelines – Residential, Commercial, and Signs

Consider adopting the following:

a. [Ordinance: Design Guidelines for Residential Properties in the H-Historic Preservation Overlay District and Landmark Sites](#)

An ordinance that would update the existing design guidelines for residential properties within the H-Historic Preservation Overlay District and landmark sites and create a preservation handbook for historic districts and properties including design guidelines and other educational information. The proposal would implement current preservation best practices, provide flexibility in addressing projects on a case-by-case basis and provide information on:

- Preservation principles
- Background on the history and architectural development of the City
- How to use the guidelines for rehabilitation and new construction projects and address unique circumstances for specific projects

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00471.

b. [Ordinance: Design Guidelines for Commercial Properties in the H-Historic Preservation Overlay District and Landmark Sites](#)

An ordinance that would establish design guidelines for commercial properties within the H-Historic Preservation Overlay District and landmark sites. The proposal would:

- Implement current preservation best practices
- Provide flexibility in addressing projects on a case-by-case basis
- Serve as the basis for making informed and consistent decisions.

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner – Mayor Ralph Becker; Petition No. PLNPCM2009-00628.

c. [Ordinance: Design Guidelines for Signs in the H-Historic Preservation Overlay District and Landmark Sites](#)

An ordinance that would establish design guidelines for exterior signs within the H-Historic Preservation Overlay District and landmark sites. The proposal would:

- Implement current preservation best practices
- Provide flexibility in dealing with changes to existing signs
- Design guidance for future projects

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00472.

[*Provide your input at Open City Hall](#)

Staff Recommendation:

Consider options.

2. [Ordinance: North Temple Boulevard Plan and Zoning Map Amendments, Signature Books](#)

Consider adopting an ordinance amending the Future Land Use Map of the North Temple Boulevard Plan and the Zoning Map pertaining to property located at 549 West 400 North. The proposal would enable Signature Books, the property owner, to combine the lot with an adjacent parcel and develop the site as a small mixed use development. The existing zoning would not allow this. The proposal would:

- Change the North Temple Boulevard Plan Future Land Use Map from Transit Station Area Stable to Transit Station Area Transition
- Change the Zoning Map from SR-1A Special Development Pattern Residential District to TSA-UC Transit Station Area Urban Center

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner - Signature Books; Petition Nos. PLNPCM2012-00254 and PLNPCM2012-0255.

Staff Recommendation:

Consider options.

3. [Ordinance: Zoning Map Changes for Properties Located at 548 West 300 North, 375 North 500 West and 543 West 400 North](#)

Consider adopting an ordinance to rezone properties located at approximately 548 West 300 North, 375 North 500 West and 543 West 400 North from Light manufacturing M-1 to Transit Area Station – Urban Center TSA-UC. The proposed rezoning would:

- Implement recommendations in the North Temple Boulevard and Capitol Hill land use master plans
- Focus future development on creation of a vibrant, safe, well-connected urban center with a diverse mix of land uses and amenities
- Correct an oversight when the properties were not included in the North Temple Boulevard Plan/rezoning project (2010)
- Eliminate the potential to establish new light manufacturing uses on the properties

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00665.

Staff Recommendation:

Consider options.

4. [Resolution: 2200 West Open Space Acquisition](#)

Consider adopting a resolution expressing the support of the Salt Lake City Council for a land acquisition to develop property at 2596 North 2200 West for a neighborhood park. The 15.85 acre property would serve the Rose Park and Westpointe communities. The land is abutted by farmland and could be used for multiple recreational uses and public benefit. The land acquisition would cost \$690,000 in Open Space Bond Funds.

[*Provide your input at Open City Hall](#)

Staff Recommendation:

Consider options.

5. [Ordinances: Solid Waste Management Facility \(Landfill\) budgets](#)

a. [Ordinance: Budget Amendment No. 1, Solid Waste Management Facility \(Landfill\) 2012 budget mid-year adjustments item](#)

Consider adopting an ordinance amending the final budget of Salt Lake City, including the employment staffing document, for Fiscal Year 2012-13.

Staff Recommendation:

Consider options.

b. [Ordinance: Solid Waste Management Facility \(Landfill\) budget for calendar year 2013](#)

Consider adopting an ordinance adopting the Solid Waste Management Facility budget for calendar year 2013.

Staff Recommendation:

Consider options.

6. [Ordinance: Street Lighting Enterprise Fund](#)

Consider adopting an ordinance renumbering by amendment Chapter 17.91 of the *Salt Lake City Code* and creating Chapter 17.90 relating to street light enterprise fund and amending Chapter 2.08. The proposal would create a Street Lighting Enterprise Fund and charge a monthly fee of \$3.73 for all single, duplex and triplex residential units. Commercial and industrial customers and multifamily residences that are larger than triplexes would be charged \$3.73 monthly for each 75 feet of front footage. The City estimates \$3.6 million would be generated in additional revenue should the fee program be adopted. The proposed fee would not result in a corresponding drop in property taxes. Funding for street lighting currently comes from the General Fund, which is funded through annual property taxes.

[*Provide your input at Open City Hall](#)

Staff Recommendation:

Consider options.

7. [Ordinance: Demolition](#)

Consider adopting an ordinance amending Chapter 18.64 (Demolition), and Chapter 18.97 (Mitigation of Residential Housing Loss), and Section 18.48.250 (Boarded Building Maintenance), *Salt Lake City Code*, to modify the process and requirements for demolition of buildings and structures, and maintenance of boarded buildings. The purpose of this ordinance is to provide for timely completion of demolition and improvement of property thereafter to ensure demolition is not detrimental to the use and enjoyment of surrounding property, to avoid demolition by neglect, and to encourage preservation of the City's housing stock. Petitioner - Salt Lake City Council.

[*Provide your input at Open City Hall](#)

Staff Recommendation:

Consider options.

8. [Bid Requirements for City Funded Building Improvement and Public Works Projects](#)

Consider adopting an ordinance amending Section 3.24.115, *Salt Lake City Code*, to clarify that bid requirements apply to all City funded building improvement and public works projects.

Staff recommendation:

Consider options.

E. [COMMENTS:](#)

1. Questions to the Mayor from the City Council.
2. Comments to the City Council. (Comments are taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes.)

F. [NEW BUSINESS:](#)

(None)

G. [UNFINISHED BUSINESS:](#)

1. [Ordinance: Budget Amendment No. 1 for FY 2012-13](#)

Consider adopting an ordinance amending the Final Budget of Salt Lake City, the Final Library Budget, and the Landfill Budget, including the employment staffing document for Fiscal Year 2012-13. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. This amendment contains a number of proposed adjustments to the budget. (Note: Some items were adopted on December 4, 2012. For a complete list of proposed adjustments, see the attached information.)

Staff recommendation:

Consider options.

H. CONSENT:

1. [Set the Date: Ordinance: Right-of-way Closure, Pierpont Avenue](#)

Set the date of Tuesday, January 8, 2013 at 7:00 p.m. to accept public comment and consider adopting an ordinance closing and abandoning a portion of city-owned right-of-way adjacent to Pierpont Avenue at approximately 1010, 1020 and 1046 West Pierpont Avenue. The sidewalk adjacent to the three parcels would be relocated and the excess right-of-way would be purchased by the petitioner. Petitioner - Rodney Newby; Petition No. PLNPCM2011-00438.

Staff recommendation:

Set the date.

2. [Set the Date: Ordinance: Budget Amendment No. 2 for FY 2012-13](#)

Set the date of Tuesday, January 8, 2013 at 7:00 p.m. to accept public comment and consider adopting an ordinance amending the final budget of Salt Lake City, including the employment staffing document, for fiscal year 2012-13. This amendment is specifically related to the establishment of a new Street Lighting Enterprise Fund.

Staff recommendation:

Set the date.

I. ADJOURNMENT:

CERTIFICATE OF POSTING

On or before 5:00 p.m. on _____, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

CINDI L. MANSELL, MMC/CRM
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

Access agendas and supporting documentation to agenda items at
<http://council.slcgov.com/agendas/default.htm>

* Open City Hall is an online discussion forum for topics on which the City is seeking the Public's input. Items that are listed as Open City Hall topics may be found at:
<http://www.slcclassic.com/opencityhall/>.

In accordance with State Statute, City Ordinance and Council Policy, one or more Council Members may be connected via speakerphone. After 5:00 p.m., please enter the City & County Building through the main east entrance.

Notice of Special Accommodations in Compliance with the Americans with Disabilities Act:

- Please make requests for reasonable accommodation at least three working days prior to council meetings by calling the City Council Office at 801-535-7600.
- The City and County Building is an accessible facility with an entrance located on the street level of the east side of the building.